

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2004B-C Round

PROJECT NAME: Hamilton Place

SITE LOCATION: 706 W. Main
Arcadia, IN 47305
Hamilton COUNTY

PROJECT TYPE: NC/R

APPLICANT/OWNER: Hamilton Place LLP
Paul Ezekiel Turner
10 West Market Street
Suite 1720
Indianapolis, IN 46204
(317) 464-5377

PRINCIPALS: Hamilton Place, LLC,
Great Lakes Capital Fund

OF UNITS AT EACH SET ASIDE:

60% of AMI: 8
50% of AMI: 28
40% of AMI: 12
30% of AMI: 6
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 6
Two bedroom: 27
Three bedroom: 15
Four bedroom: 6
Total units: 54

TOTAL PROJECTED COSTS:	\$5,171,260.00	COST PER UNIT:	\$95,209.00
RHTC REQUESTED:	\$404,999.00	RHTC RECOMMENDED:	\$404,999.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2004B-C-007		
BIN:	IN-04-03600	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This development includes the reuse and renovation of a vacant nursing home with new construction of additional buildings that will have attached garages.

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2004B-C Round

PROJECT NAME: New Parkwoods II-A

SITE LOCATION: 3846 Forest Grove Dr.
Indianapolis, IN 46226
Marion COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: The Community Builders, Inc.
Chris Smith
1 North LaSalle Street
Suite 1200
Chicago, IL 60602
(312) 385-4800

PRINCIPALS: TCB New Parkwoods III, Inc.,
The Community Builders, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 0
50% of AMI: 31
40% of AMI: 13
30% of AMI: 8
Market Rate: 8

UNIT MIX

Efficiency: 0
One bedroom: 0
Two bedroom: 32
Three bedroom: 22
Four bedroom: 6
Total units: 60

TOTAL PROJECTED COSTS: \$7,800,440.00 **COST PER UNIT:** \$130,007.00

RHTC REQUESTED: \$546,000.00 **RHTC RECOMMENDED:** \$546,000.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

APPLICANT NUMBER: 2004B-C-010

BIN: IN-04-03800 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: General

COMMENTS: This development will include the demolition and decentralization of units in the Meadows neighborhood in Indianapolis. This development is part of a larger revitalization plan for this area of the city.

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2004B-C Round

PROJECT NAME: Springview Apartments Phase II

SITE LOCATION: 4166 Bell Road
Newburgh, IN 47630
Warrick COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Pedcor Investments-2004-LXIII, L.P.
Thomas G. Crowe
8888 Keystone Crossing
#900
Indianapolis, IN 46240
(317) 587-0341

PRINCIPALS: Newburgh Housing Company, LLP,
Pedcor Investments, A limited Liability
Company

OF UNITS AT EACH SET ASIDE:

60% of AMI: 2
50% of AMI: 34
40% of AMI: 14
30% of AMI: 8
Market Rate: 8

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedroom: 32
Three bedroom: 16
Four bedroom: 6
Total units: 66

TOTAL PROJECTED COSTS:	\$6,083,507.00	COST PER UNIT:	\$90,811.00
RHTC REQUESTED:	\$425,000.00	RHTC RECOMMENDED:	\$423,763.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2004B-C-016		
BIN:	IN-04-03900	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This phase II family development will include a brand new playground, an in ground pool and a service package that includes career development, job training, and child parenting programs.

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2004B-C Round

PROJECT NAME: Tillwater Pointe Apartments, L.P.

SITE LOCATION: 600 Block E. Till Road (at Jenna Lane)
Fort Wayne, IN 46825
Allen COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Tillwater Pointe Apartments, L.P.
Ronda Shrewsbury
698 Pro Med Lane
Carmel, IN 46032
(317) 815-5929

PRINCIPALS: Tillwater Pointe Apartments, LLC,
Great Lakes Capital Fund for Housing

OF UNITS AT EACH SET ASIDE:

60% of AMI: 15
50% of AMI: 49
40% of AMI: 21
30% of AMI: 11
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 14
Two bedroom: 44
Three bedroom: 28
Four bedroom: 10
Total units: 96

TOTAL PROJECTED COSTS:	\$7,501,130.00	COST PER UNIT:	\$73,970.00
RHTC REQUESTED:	\$559,253.00	RHTC RECOMMENDED:	\$559,253.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2004B-C-017		
BIN:	IN-04-04000	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This family oriented development will include a large percentage of the units with three and four bedrooms with full size washers and dryers and a centrally located playground area.